

ORDINANCE NO. 981008-B

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

TWO TRACTS OF LAND CONSISTING OF APPROXIMATELY 11 ACRES OF LAND OUT OF TANGLEWOOD VILLAGE SECTION ONE-A SUBDIVISION, FROM "I-SF-2" INTERIM SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "I-RR" INTERIM RURAL RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, AND "CS-1-CO" COMMERCIAL-LIQUOR SALES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 2110 SLAUGHTER LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the respective base zoning districts and establish a Conditional Overlay combining district on the property (the "Property") described in File C14-98-0040, as follows:

Tract 1: From "I-SF-2" Interim Single Family Residence (Standard Lot) district and "I-RR" Interim Rural Residence district to "GR-CO" Community Commercial district-Conditional Overlay combining district.

11.002 acre tract of land out of Lots 1, 2, and 3 Block A, Tanglewood Village Section One-A Subdivision, SAVE AND EXCEPT the tract of land described as Tract 2 below, the 11.002 acre tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2: From "I-SF-2" Interim Single Family Residence (Standard Lot) district and "I-RR" Interim Rural Residence district to "CS-1-CO" Commercial-Liquor Sales-Conditional Overlay combining district.

1,862 square foot tract of land out of Lot 1, Block A, Tanglewood Village Section One-A Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as 2110 Slaughter Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses of the Property are prohibited as to Tract 1:

Adult Oriented Business (Of any type)
Restaurant (Drive-In, Fast Food)

2. The following uses of the Property are prohibited as to Tract 2:

Agricultural Sales and Services	Equipment Repair Services
Art and Craft Studio (General)	Kennels
Building Maintenance Services	Laundry Services
Campground	Vehicle Storage
Cocktail Lounge	Veterinary Services
Commercial Blood Plasma Center	Custom Manufacturing
Construction Sales and Services	Limited Warehousing and Distribution
Convenience Storage	Maintenance and Service Facilities
Electronic Prototype Assembly	Transitional Housing
Equipment Sales	Transportation Terminal
Adult Oriented Business (Of Any Type)	Restaurant (Drive-In, Fast Food)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on October 19, 1998.

PASSED AND APPROVED

October 8, 1998.

§
§
§ Kirk Watson
Kirk Watson
Mayor

APPROVED: Andrew Martin ATTEST: Betty G. Brown
Andrew Martin
City Attorney
Betty G. Brown
Deputy City Clerk

11.002 ACRES
TANGLEWOOD VILLAGE SEC. ONE-A
ZONING TRACT

FN. NO. 98-072 (MJJ)
MARCH 12, 1998
BPI JOB NO. 814-70.08

DESCRIPTION

OF A 11.002 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, LOT 2 AND LOT 3 BLOCK "A" TANGLEWOOD VILLAGE SECTION ONE-A, A SUBDIVISION OF RECORD IN BOOK 86, PAGES 120B-120C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 11.002 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cut "X" found being a point in the westerly line of Manchaca Road (R.O.W. varies), being the southeasterly corner of Lot 4, Block "A" Tanglewood Forest Section Six-A, a subdivision of record in Book 85, Page 182B of said Plat Records and the northeasterly corner of said Lot 3, Block "A" Tanglewood Village Section One-A;

THENCE, S26°34'12"W, along the westerly line of Manchaca Road, being the easterly line of said Lot 3, Block "A" Tanglewood Village Section One-A, a distance of 136.28 feet to a P.K. nail found on the City Limit line for the City of Austin, as shown by Plat of the said Tanglewood Village Section One-A, for the southeasterly corner hereof;

THENCE, leaving the westerly line of Manchaca Road, over and across said Lot 1, Lot 2 and Lot 3 Block "A" Tanglewood Village Section One-A, along the City Limit line the following two (2) courses and distances:

- 1) N86°01'39", a distance of 875.81 feet to angle point;
- 2) N85°48'24"W, a distance of 143.01 feet to a point in the northerly line of Lot 8, Block "A" Tanglewood Village Section Two, a subdivision of record in Book 86, Page 120D of said Plat Records;

THENCE, in part along the northerly and westerly lines of said Lot 8, Block "A" Tanglewood Village Section Two, being southerly and easterly lines of said Lot 3, Block "A" Tanglewood Village Section One-A the following two (2) courses and distances:

- 1) N58°00'53"W, a distance of 136.61 feet to a 1/2 inch iron rod found at the northwesterly corner of said Lot 8, Block "A" Tanglewood Village Section Two;
- 2) S39°08'52"W, a distance of 77.71 feet to a point in the northerly line of said City Limit line for the City of Austin;

EXHIBIT "A"

981008-B

THENCE, over and across said Lot 1, Block "A" Tanglewood Village Section One-A, along said City Limit line the following two (2) courses and distances:

- 1) N85°48'24"W, a distance of 3.85 feet to an angle point;
- 2) N85°49'39"W, a distance of 32.73 feet to a point in the easterly line of Lot 7, Block "A" of said Tanglewood Village Section Two and the southwesterly corner hereof;

THENCE, along the easterly line of said Lot 7, Block "A" of said Tanglewood Village Section Two, being the westerly line of said Lot 1, Block "A" of said Tanglewood Village Section One-A, the following two (2) courses and distances:

- 1) N39°08'52"E, a distance of 94.92 feet to a punch hole found;
- 2) N32°02'13"E, a distance of 119.95 feet to a P.K. nail found being the southeasterly corner of Tanglewood Forest Section Three, a subdivision of record in Book 82, Page 314 of said Plat Records and the northeasterly corner of said Lot 7, Block "A" of said Tanglewood Village Section Two;

THENCE, N27°01'48"E, along the easterly line of said Tanglewood Forest Section Three being the westerly line of said Lot 1, Block "A" of said Tanglewood Village Section One-A, a distance of 457.46 feet to a 1/2 inch iron rod found in the easterly line of Lot 12, Block "A" of said Tanglewood Forest Section Three, same being the southwesterly corner of Lot 6, Block "A" of said Tanglewood Forest Section Six-A and the northwesterly corner hereof;

THENCE, along the southerly lines of said Lot 6, Block "A" of said Tanglewood Forest Section Six-A, same being the northerly line of said Lot 1, Lot 2 and Lot 3 of Block "A" of said Tanglewood Village Section One-A the following three (3) courses and distances:

- 1) S58°00'51"E, a distance of 206.70 feet to a 1/2 inch iron rod found;
- 2) N77°06'16"E, a distance of 139.81 feet to a 1/2 inch iron rod found;
- 3) S57°57'15"E, a distance of 564.93 feet to a 1/2 inch iron rod found in the westerly line of said Lot 4, Block "A" of said Tanglewood Forest Section Six-A;


FN NO. 98-072 (MJJ)
MARCH 12, 1998
PAGE 3 OF 3

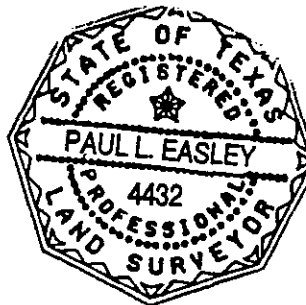
THENCE, in part along the westerly and southerly lines of said Lot 4, Block "A" of said Tanglewood Forest Section Six-A, same being easterly and northerly lines of said Lot 3, Block "A" of said Tanglewood Village Section One-A the following two (2) courses and distances:

- 1) S32°04'27"W, a distance of 60.05 feet to a 1/2 inch iron rod set at the southwesterly corner of said Lot 4, Block "A" of said Tanglewood Forest Section Six-A;
- 2) S58°00'47"E, a distance of 222.48 feet to the **POINT OF BEGINNING**, containing an area of 11.002 acres (479,255 sq. ft.) of land, more or less, within these metes and bounds.

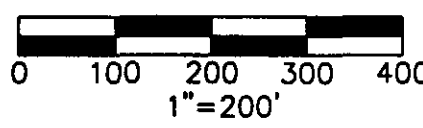
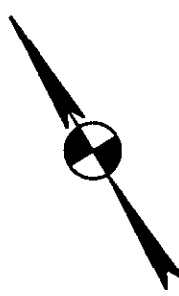
I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION OF THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746


PAUL L. EASLEY, R.P.L.S. 3/13/98 DATE
NO. 4432
STATE OF TEXAS



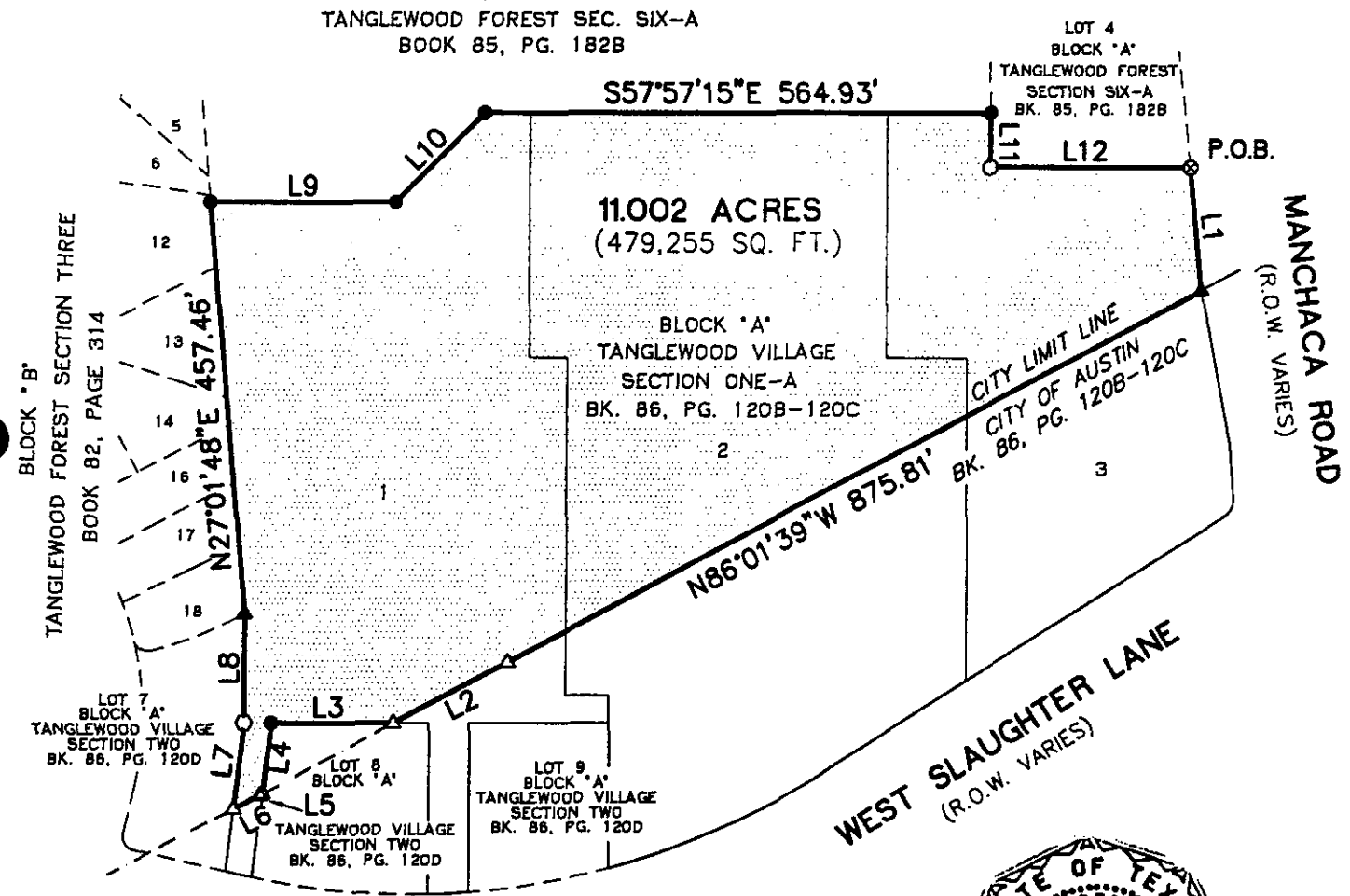
981008-B



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ IRON PIPE FOUND
- ▲ PK NAIL FOUND
- PUNCH HOLE FOUND
- ⊗ CUT "X" FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

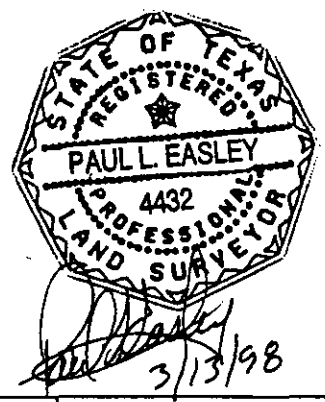
LOT 6, BLOCK "A"
TANGLEWOOD FOREST SEC. SIX-A
BOOK 85, PG. 182B




LINE TABLES

No.	Bearing	Distance
L1	S26°34'12"W	136.28'
L2	N85°48'24"W	143.01'
L3	N58°00'53"W	136.61'
L4	S39°08'52"W	77.71'
L5	N85°48'24"W	3.85'
L6	N85°49'39"W	32.73'

No.	Bearing	Distance
L7	N39°08'52"E	94.92'
L8	N32°02'13"E	119.95'
L9	S58°00'51"E	206.70'
L10	N77°06'16"E	139.81'
L11	S32°04'27"W	60.05'
L12	S58°00'47"E	222.48'



**Bury+Pittman, Inc.**
Consulting Engineers and Surveyors
Austin, Texas Tel 512/228-0011 Fax 512/228-0225
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981008-R

SKETCH TO ACCOMPANY DESCRIPTION
OF 11.002 ACRES OF LAND BEING A PORTION OF LOT 1,
LOT 2 AND LOT 3 BLOCK "A", TANGLEWOOD VILLAGE
SECTION ONE-A, A SUBDIVISION OF RECORD IN BOOK 87,
PG. 120B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**H.E. BUTT
GROCERY**

DATE: 03/12/98	FILE: H:\814\70\81470EX3.dwg	FN No.: 98-072 (MJJ)	DRAWN BY: M.J.J.	PROJ. No: 814-70.08
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1,862 SQ. FT.
LOT 1, BLK. "A"
TANGLEWOOD VILLAGE
SECTION ONE-A

FN 98-120(MM)
APRIL 20, 1998
BPI JOB NO. 814-70.08

DESCRIPTION

OF A 1,862 SQ. FT. TRACT OR PARCEL OF LAND, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A", TANGLEWOOD VILLAGE SECTION ONE-A, A SUBDIVISION OF RECORD IN BOOK 86, PAGES 120B-120C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,862 SQ. FT. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a PK nail found at the northeasterly corner of Lot 8, Block "A", Tanglewood Village Section Two, a subdivision of record in Book 86, Page 120D of said Plat Records, being a point in the irregular southerly line of said Lot 1, Block "A", from which a 1/2 inch iron rod found at the northwesterly corner of said Lot 8, Block "A" bears N58°00'53"W, a distance of 175.44 feet;

THENCE, N20°18'11"W, over and across said Lot 1, Block "A", a distance of 132.42 feet to the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, continuing over and across said Lot 1, Block "A", along the southerly, westerly, northerly and easterly lines hereof, the following four (4) courses and distances:

- 1) N57°56'46"W, a distance of 71.60 feet to the southwesterly corner hereof;
- 2) N32°03'14"E, a distance of 26.00 feet to the northwesterly corner hereof;
- 3) S57°56'46"E, a distance of 71.60 feet to the northeasterly corner hereof, -from which a cut "X" found at the northeasterly corner of Lot 9, Block "A" of said Tanglewood Village Section Two, being in the westerly line of Lot 2, Block "A" of said Tanglewood Village Section One-A, same being in the easterly line of said Lot 1 bears S38°40'30"E, a distance of 323.10 feet;
- 4) S32°03'14"W, a distance of 26.00 feet to the **POINT OF BEGINNING**, containing an area of 1,862 sq. ft. of land, more or less, within these metes and bounds.

I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE LAND DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
AUSTIN, TEXAS 78746

Paul L. Easley
PAUL L. EASLEY
R.P.L.S. NO. 4432
STATE OF TEXAS

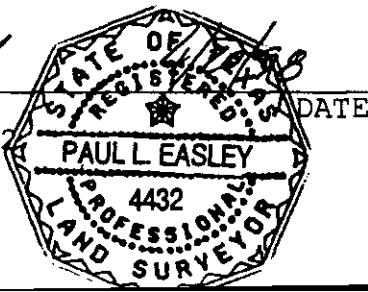


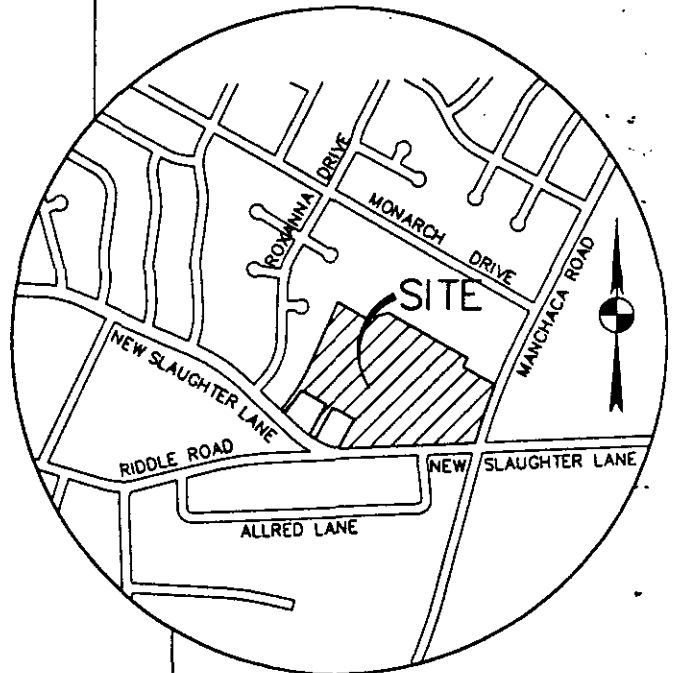
EXHIBIT "B"

981008-B

BLOCK "A"
TANGLEWOOD FOREST
SECTION SIX-A
LOT 6

LEGEND

- 1/2" IRON ROD FOUND
- ▲ PK NAIL FOUND
- ⊗ CUT "X" FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

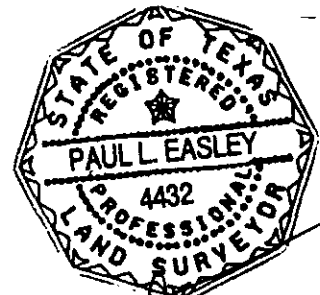
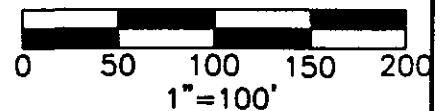


VICINITY MAP
N.T.S.

BLOCK "A"
TANGLEWOOD VILLAGE SECTION ONE--A
BOOK 86, PGS. 120B-120C

LOT 1

LOT 2



Paul L. Easley
4/20/98

NEW SLAUGHTER LANE (R.O.W. VARIES)

BLOCK "B"
TANGLEWOOD FOREST
SECTION THREE

LOT 7, BLOCK "A"
TANGLEWOOD VILLAGE
SEC. TWO-BK. 86, PG. 120D

LOT 8, BLOCK "A"
TANGLEWOOD VILLAGE
SECTION TWO
BK. 86, PG. 120D

LOT 9, BLOCK "A"
TANGLEWOOD VILLAGE
SECTION TWO
BK. 86, PG. 120D

EXISTING BUILDING

N32°03'14"E 26.00'

N57°56'46"W 71.60'

P.O.B.

S57°56'46"E 71.60'

S38°40'30"E 323.10'

S32°03'14"W 26.00'

N20°18'11"W 132.42'

N58°00'53"W 175.44'

P.O.C.



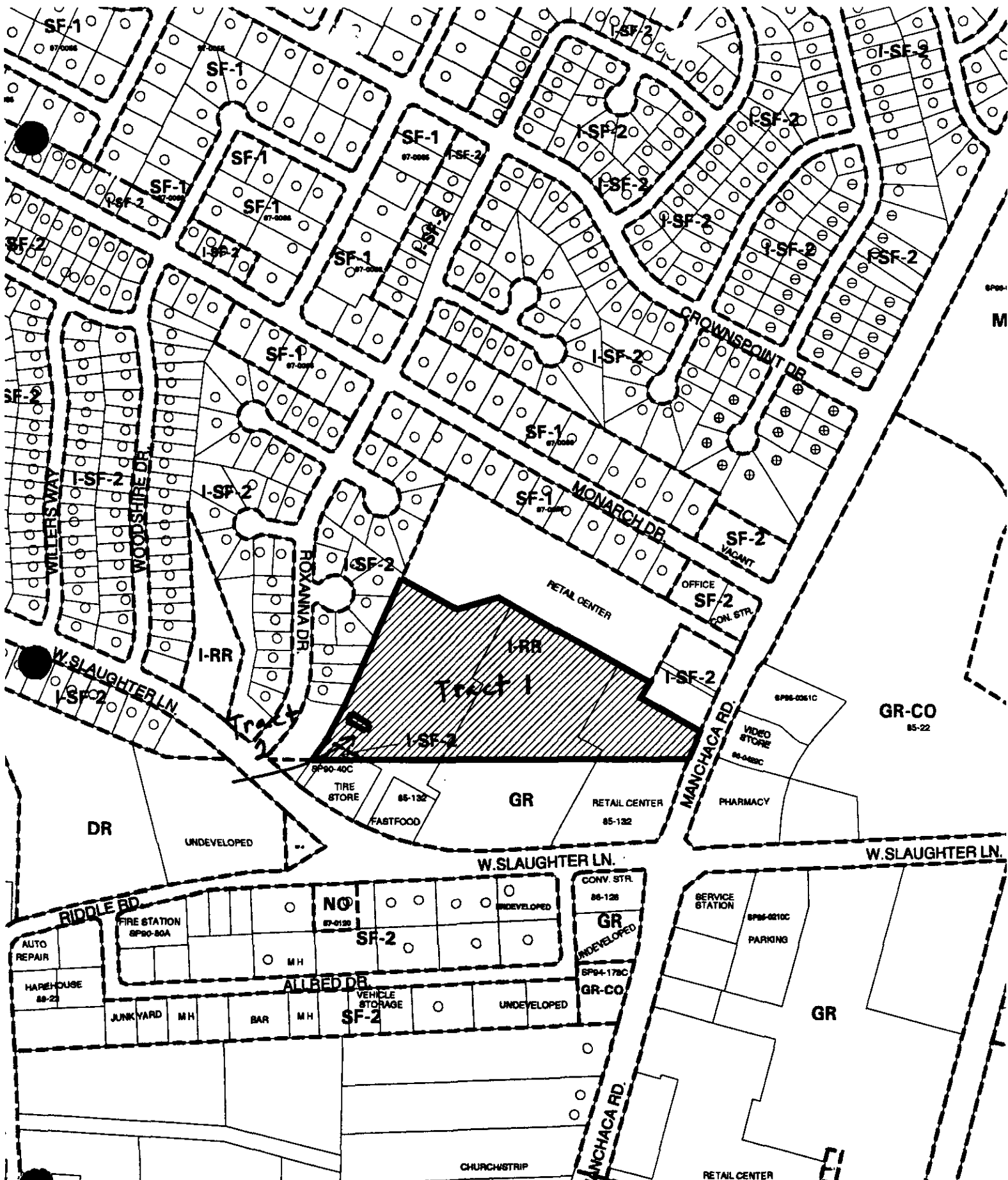
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Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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981008-B

SKETCH TO ACCOMPANY DESCRIPTION

OF A 1,862 SQ. FT. TRACT OR PARCEL OF LAND, BEING A
PORTION OF LOT 1, BLOCK "A", TANGLEWOOD VILLAGE SECTION
ONE-A OF RECORD IN BOOK 86, PAGES 120B-120C OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

**H.E. BUTT
GROCERY COMPANY**



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: JARRIAGA

CASE #: C14-98-0040
 ADDRESS: 2110 W.SLAUGHTER LN.
 SUBJECT AREA (acres): 11.002

ZONING EXHIBIT "C"
 DATE: 98-04
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 E14

Austin American-Statesman

PO#: 981008B
Ad ID#: AMM401100
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

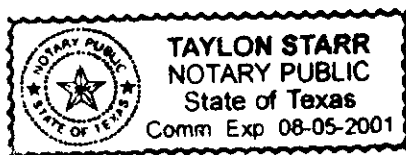
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

First Published:	10/27/98	Last Published:	10/27/98
Times Published:	1	Classification:	9980
Lines:	26	Cost:	\$72.54

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 27th day of Oct 1998



Taylor Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

ORDINANCE NO. 981008-B

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS: TWO TRACTS OF LAND CONSISTING OF APPROXIMATELY 11 ACRES OF LAND OUT OF TANGLEWOOD VILLAGE SECTION ONE-A SUBDIVISION FROM "1-SF-2" INTERIM SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "1-RP" INTERIM RURAL RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT AND "CS-1-CO" COMMERCIAL LIQUOR SALES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 2110 SLAUGHTER LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

Mayor, Kirk Watson
City of Austin